



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET



EXMOOR
NATIONAL PARK

LOCAL DEVELOPMENT FRAMEWORK
HOUSING NEEDS SURVEY

EXMOOR



EXMOOR PARISH

Exmoor parish lies in the centre of the National Park within Somerset. It is the largest and most sparsely populated parish on Exmoor, covering nearly 32 square miles but with a population, at the time of the 2001 census, of 203 in 78 households. Simonsbath is its main settlement and it lies 1,250 ft. above sea level.



From 2001 census	Exmoor Parish	Exmoor average	England average
population density: persons per hectare	0.02	0.16	3.45
% of population 15yrs old and under	21.3	14.9	20.15
% of population 60 yrs old and older	20.3	25.95	20.75
% males/ % females	50/50	48/52	48/52
average persons per occupied household	2.6	2.2	2.3
holiday & second homes: % of all household spaces	14.5	9.92	0.64

Data from Office for National Statistics, UK Statistics Authority

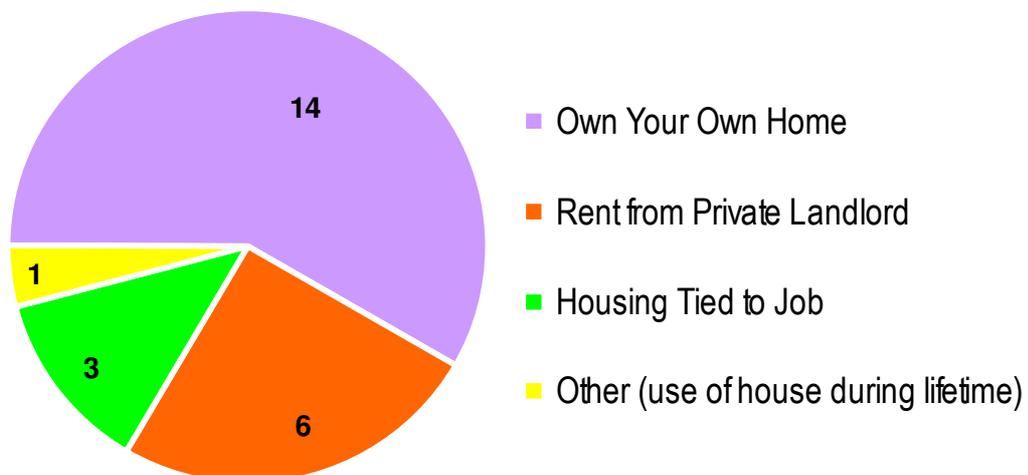
INTRODUCTION

A housing needs survey was carried out in 2008 to help inform the Exmoor National Park Local Development Framework.

The survey was divided into two parts, Part One giving information about aspects of housing and employment applicable to all households, and Part Two detailing affordable housing need. 24 were returned from Exmoor residents, representing a 31% response rate. Five of these completed the second part of the survey.

PART ONE

The survey showed a mixture of tenure as shown in the following chart:



No one-bedroom properties were reported in Exmoor, other sizes of home being distributed as follows:



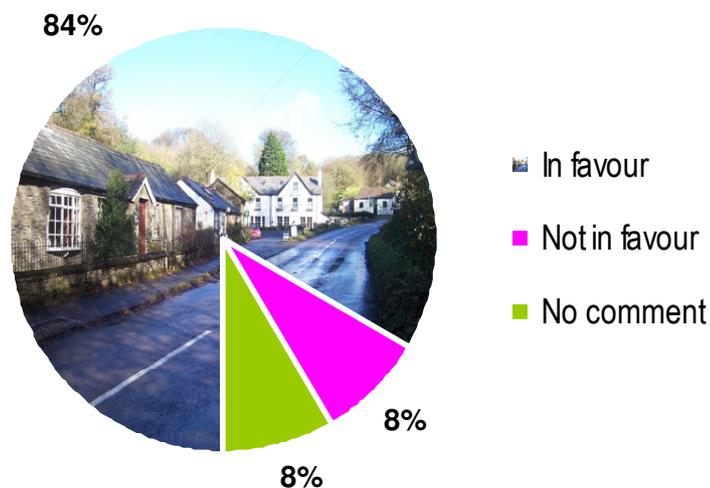
4% of properties were reported as being second homes.

Housing Required

Five Part Two returns were received, and the Part Ones showed underlying levels of affordable housing need in the future, as follows:

Likely to need to move to another home in the parish now or in the next 5 years :	3
People in household who will need separate affordable housing in the future :	4
Members of household, who have lived in the parish for at least 10 years in the last 20, moved away and wish to return :	1

The majority of respondents were in favour of a small number of homes for local people being provided if the need for affordable housing is proven, as follows:

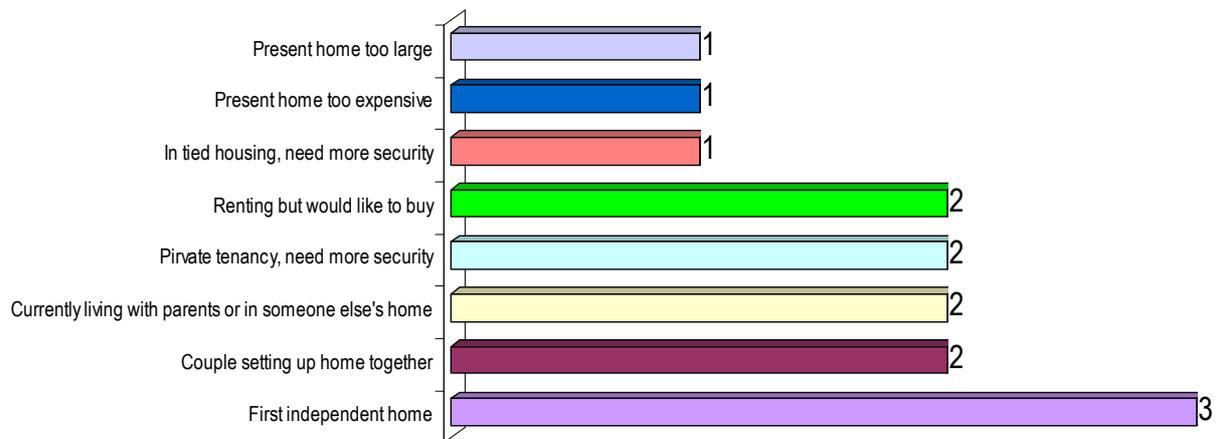


The comments made on this subject were as follows:

- Affordable housing means using cheap materials to keep the costs down and in the past has lead to an eyesore on the community and the landscape
- As Simonsbath is quite an isolated village, I think the demand for affordable homes would be quite small due to limited employment and travelling distances.
- Blackpitts should come into local affordable housing, and the old school.
- Desperately needed in Simonsbath (Exmoor Parish)
- If it's for local born and breed Exmoor people. If you put up houses they must NOT be sold to anyone who is not born and breed on Exmoor NOR sold on to anybody for a quiet profit. They must stay for future generations. There are far too many second homes.
- More affordable homes should be built in all Exmoor villages!
- Very important to keep young people on the moor

PART TWO

Part two of the survey was completed by five households. When asked for their reasons for needing to move, they ticked boxes as follows:



Local Connection

Of the five Part Twos returned, one was not in need of housing in the near future. The other four appeared to meet the local connection criteria and to be in immediate need of affordable housing, as follows:

- 1 Family with two children
- 1 Single adult with no resident children
- 1 Couple approaching retirement
- 1 Young couple wanting their first home

Their preferred parishes are as follows:-

	<u>1st Choice</u>	<u>2nd Choice</u>	<u>3rd Choice</u>
1	Exmoor	Challacombe	Brayford
2	Exmoor	Cutcombe	Not Exford
3	Exmoor	Withypool	North Molton
4	Exmoor	North Molton	Molland

Rural Housing Enabler Comments and Recommendations

Four households were identified as in immediate housing need and meeting the ENPA local connection criteria. Part one shows and underlying level of housing need that should ensure any housing provided remains occupied by local people.

The current proposed scheme of **five homes** should be sufficient to meet housing need for the foreseeable future.

Colin Savage
Rural Housing Enabler
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